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8 **UNITED STATES DISTRICT COURT**

9 **DISTRICT OF NEVADA**

11 WELLS FARGO BANK, NATIONAL
12 ASSOCIATION AS TRUSTEE FOR
13 OPTION ONE MORTGAGE LOAN TRUST
2007-2, ASSET-BACKED CERTIFICATES,
SERIES 2007-2,

14 Plaintiff,

15 vs.

16 LEMMIE GARNER; SUSAN CARLILE;
17 WOODLAND VILLAGE HOMEOWNERS
ASSOCIATION;

18 Defendants.

Case No.: 3:17-cv-00735-MMD-WGC

**STIPULATION AND ORDER TO SET
ASIDE CLERK'S DEFAULT AND SET
DEADLINE FOR DEFENDANT
WOODLAND VILLAGE
HOMEOWNERS ASSOCIATION TO
ANSWER OR OTHERWISE RESPOND
TO COMPLAINT**

(First Request)

20 ***IT IS HEREBY STIPULATED*** and agreed between Plaintiff Wells Fargo Bank, National
21 Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates,
22 Series 2007-2 ("WFB"), by and through its counsel of record, Wright, Finlay & Zak, LLP, and
23 Defendant Woodland Village Homeowners Association (the "Association") by and through its
24 counsel of record, Kern & Associates, Ltd. (and with WFB, collectively referred to as the
25 "Parties") that the February 9, 2018 Clerk's Default (DE 15) be set aside and the Association be
26 allowed to answer or otherwise respond to Plaintiff's Complaint filed on or about December 22,
27 2017 (DE 1).
28

1 The Parties **FURTHER STIPULATE** and agree that the Association shall have fourteen
2 (14) days from the entry of the Court's Order to file an answer or otherwise respond to WFB's
3 Complaint. This additional time is requested due to the pending tender to the Association's carrier
4 and, if necessary, to allow time for assigned counsel to review and evaluate the Complaint and file
5 an answer or other response on behalf of the Association. This request does not prejudice any
6 party, and is made in good faith and not for purposes of delay.
7

8 DATED this 28th day of February, 2018.

DATED this 28th day of February, 2018.

9 **KERN & ASSOCIATES, LTD.**

WRIGHT, FINLAY & ZAK, LLP

10 /s/ Karen M. Ayarbe, Esq.
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Attorney for Plaintiff
Wells Fargo Bank, N.A.

17 **ORDER**

18 ***IT IS SO ORDERED.***

19 DATED this 1st day of March 2018.

20
21 

22 UNITED STATES DISTRICT JUDGE

23 ***Respectfully Submitted By:***

24 /s/ Karen M. Ayarbe, Esq.
25 KAREN M. AYARBE, ESQ.
26 *Attorneys for Defendant*
Woodland Village Homeowners Association

CERTIFICATE OF SERVICE

Pursuant to the Federal Rules of Civil Procedure 5(b), I certify that on the 28th day of February, 2018, I served via the CM/ECF electronic filing system, and in accord with Local Rule IC 4-1(b) of the United States District Court for the District of Nevada, a true and correct copy of the ***STIPULATION AND ORDER TO SET ASIDE CLERK'S DEFAULT AND SET DEADLINE FOR DEFENDANT WOODLAND VILLAGE HOMOWNERS ASSOCIATION TO ANSWER OR OTHERWISE RESPOND TO COMPLAINT*** to the attorneys associated with this case.

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/s/ Christine A. Lamia
An Employee of Kern & Associates, Ltd.